



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



## **2 BED APARTMENT ADDISON ROAD, WORCESTER**

- Two Bedrooms
- Apartment
- WR3
- Allocated Parking For Two Cars
- Open Plan Living
- UPVC Double Glazed Windows
- Bathrooms
- EPC: TBC

## Description

Extremely spacious chain free two bedroom apartment in WR3 available for £180,000.

This property offers buyers entrance hall, two bedrooms, two bathrooms and large open plan kitchen/diner/lounge and is found within easy reach of the extensive amenities of Worcester City centre.

Further benefits include UPVC Double Glazed Windows, storage space and off road allocated parking for two cars.

Potential rental value of £750PCM offering a gross yield of 5%.

Please contact The Property Centre on 01905 22222 to arrange a viewing.

## Entrance Hall

Via wooden framed front door, radiator, ceiling light point, arch to lounge, doors to bedrooms one and two, family bathroom and storage cupboard.

## Open-Plan Lounge/Kitchen/Diner

4.75m x 8.46m (15'7" x 27'9")

## Lounge Area

UPVC double glazed box window to front aspect, telephone point, television point, radiator, ceiling light point.

## Kitchen Area

3.05m x 2.72m (10'0" x 8'11")

Range of eye level and base storage units with work surfaces over, stainless steel one and a half bowl sink drainer unit with mixer tap over, electric oven, gas hob, extractor hood, built-in dishwasher, plumbing for washing machine, part tiled walls, laminate flooring, ceiling light point.

## Bedroom One

3.43m x 3.23m (11'3" x 10'7")

UPVC double glazed window to side aspect, radiator, ceiling light point, arch to wardrobe.

## En-Suite

Tiled shower cubicle, pedestal wash hand basin with mixer tap over, low level W.C., extractor fan, chrome heated towel rail, ceiling light point.

## Bedroom Two

3.20m x 3.25m (10'6" x 10'8")

UPVC double glazed window to side aspect, built-in

wardrobes, telephone point, radiator, ceiling light point.

## Bathroom

UPVC double glazed window to side aspect, panelled bath, pedestal wash hand basin with mixer tap over, low level W.C., part tiled walls, extractor fan, shaver point, chrome heated towel rail, ceiling light point.

## Parking

Two allocated parking spaces.

## Directions

From The Property Centre turn left onto Tolladine Road. Proceed down onto Lowesmoor Place and turn right onto Rainbow Hill. Follow for some time turning left onto Wordsworth Avenue. Take the first right into Longfellow Road. Proceed to the end of the road and turn left into Addison Road. The property can be found on the right hand side.

## Tenure -

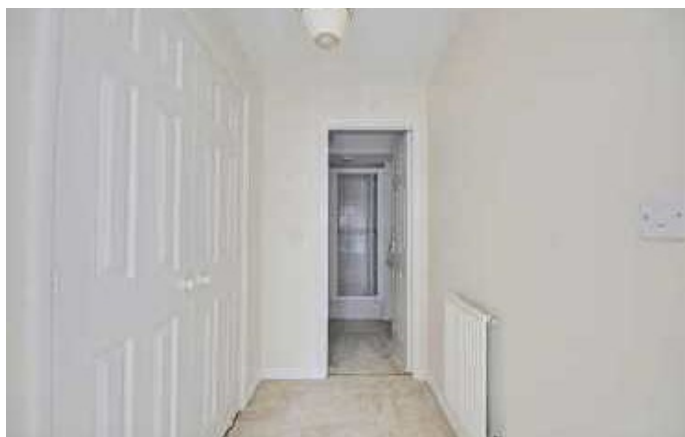
## Date Particulars Created 06.11.20

## Agents Note

Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

£180,000

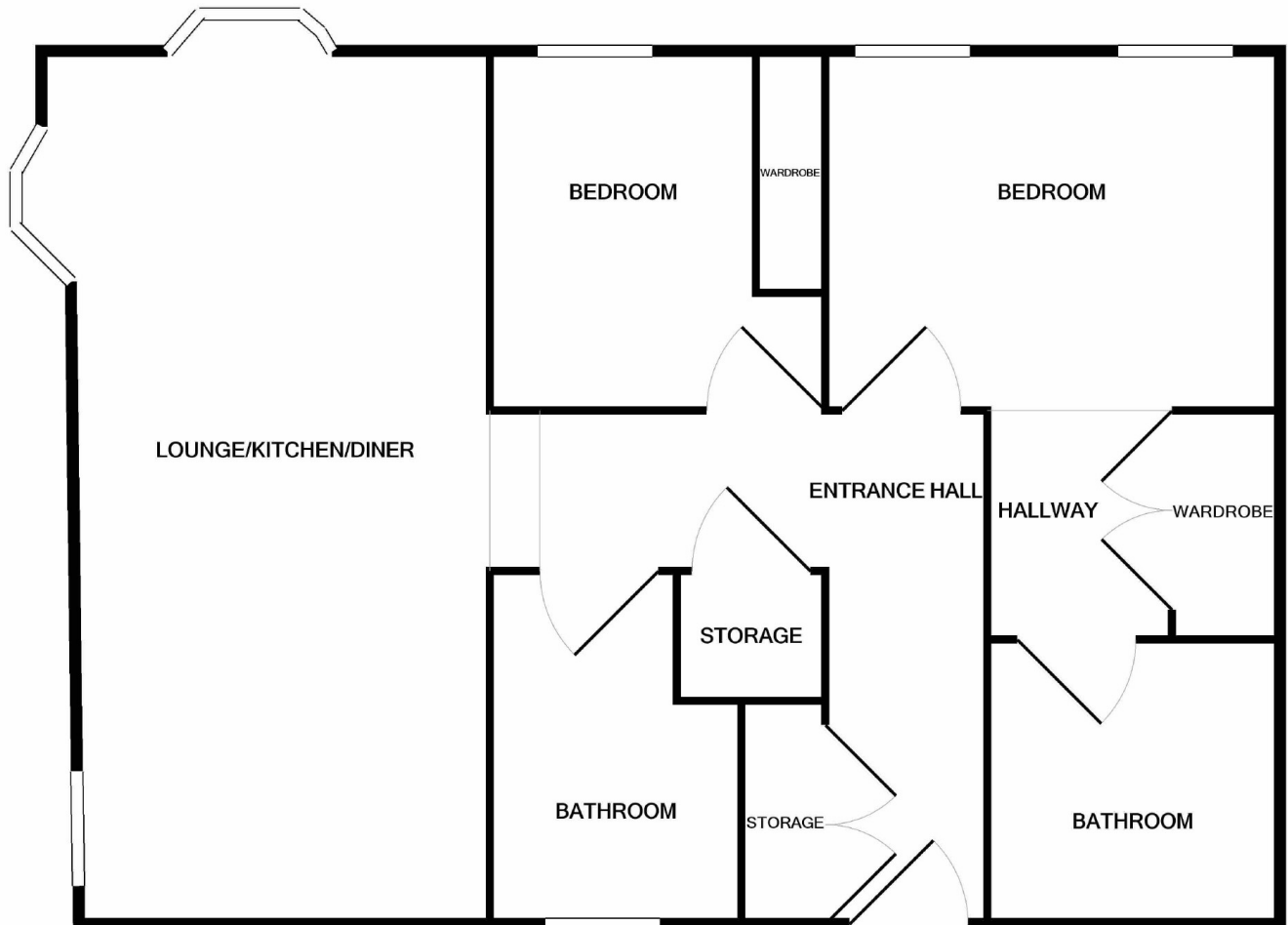






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# Open 7 Days a Week



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222**

**292 Tolladine Road, Worcester, WR4 9BA**

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